



TOWN OF WAXHAW

P.O. Box 6
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www.waxhaw.com

Hours: Monday-Friday 8:00 a.m. to 5:00 p.m.

MAYOR

DAUNE GARDNER

TOWN COMMISSIONERS

MIKE STEWART (Mayor Pro-Tem)

PAUL FITZGERALD

JOHN HUNT

JAMES WARNER

STEVE MAHER

TOWN MANAGER

WARREN WOOD

TOWN CLERK

MELODY SHULER

May 14, 2015

Waxhaw Historic Preservation Commission Regular Meeting Agenda
Town Hall Front Conference Room
6:30PM

Regular Meeting

1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of Agenda
4. Approval of Minutes from the April 9, 2015 WHPC regular meeting
5. Unfinished Business
 - A. None
6. New Business
 - A. Façade Improvement Program Boundary
 - B. Goals
7. Public Comment
8. Adjournment

April 9, 2015
Waxhaw Historic Preservation Commission Meeting
Waxhaw Town Hall Conference Room

Regular Meeting

1. Call to Order

Chair Settle called the meeting to order at 6:30 p.m.

2. Roll Call and Determination of Quorum

A roll call and determination of quorum was made.

Present: Chair Settle, Terry Michaelson, Helena Moore, Leslie Kellam, Staff McCarter, Staff Oakley, and Recording Secretary Oliver.

Absent: Art O'Donnell, Vice-Chair Mather, and Karen Wright.

3. Adoption of Agenda

Terry Michaelson motioned to adopt the agenda. Helena Moore seconded. The motion passed unanimously.

4. Approval of Minutes from March 12, 2015 WHPC regular Meeting

Chair Settle pointed out that "Nivens" was supposed to say Niven.

Terry Michaelson motioned to approve the minutes from March 12, 2015 WHPC regular meeting as amended. Leslie Kellam seconded. The motion passed unanimously.

5. Unfinished Business

NONE

6. New Business

A. Façade Grant Applications

Staff McCarter stated that Mama Lena's sale fell through so the applicant withdrew their façade grant applications. Staff McCarter stated that she revised the chart to reflect the change. Helena Moore asked what prohibited them from continuing. Staff McCarter stated that the applicant was the potential buyer and not the property owner.

Staff McCarter stated that applicant for 309 North Main Street, Mr. Coffey, wanted to include labor in the cost estimate though he will be doing the work himself. She stated that he just wants to do the front façade at this time but wanted to apply for the other sides next year. Staff McCarter stated that the Chief Building Inspector, William Whaley, believe that the work would be an improvement for the structure and that it would not be an issue to wait for the rest.

Staff McCarter stated that the red barn on South Church Street has an assortment of siding boards from maintenance that has been done over the years.

Staff McCarter stated that 101 South Church Street was in good condition and the work required was minimal. Terry Michaelson stated that there was some peeling paint on the front façade.

Staff McCarter stated that Chair Settle had suggested amending the Historic Guidelines to remove the requirement for a photograph to change the façade if the WHPC felt the renovation would be historically appropriate. Staff McCarter stated that the amendment would have to go to the Board of Commissioners for a final decision.

There was a discussion of changing the Façade Improvement Grant boundary at the same time because both amendments would have to go to the Board of Commissioners.

Chair Settle stated that she would like to try to use the remaining money to renovate the store front on the Niven-Price Building.

There was a discussion about contractors that would work on the store front facades.

There was a discussion about the windows on the upper story of Niven-Price building being vinyl.

Staff McCarter stated that using funds for the town's own purposes should only happen if there were no applications for private business or residential homes to grant funds to. Chair Settle suggested doing one section of the Niven-Price building at a time.

Terry Michaelson asked if Chair Settle would go to the Board of Commissioners and ask about the remaining money and if it could be used for other purposes.

Staff McCarter stated that the WHPC could go ahead and vote on the Façade Grants tonight.

Helena Moore stated that if the WHPC approved with highest estimate amounts that the total awarded amount for the grants would come out to approximately \$9200. She stated that she was concerned that if the allotted amount of money was not being used year after year that the Board of Commissioners would reduce the Façade Improvement Grant Budget.

Chair Settle stated that first application to be voted on would be 309 North Main Street.

Terry Michaelson asked if we should consider taking the lower estimate because it is unlikely that the applicant would use the money because he is doing the work himself. Staff McCarter stated that if he runs over he could use the money.

Terry Michaelson motioned to award the 50% of the higher bid of \$6310.00 for 309 North Main Street. Helena Moore seconded. The motion passed unanimously.

Terry Michaelson motioned to award \$1573.50 for the red barn on South Church Street. Helena Moore second. The motion passed unanimously.

Terry Michaelson motioned to award \$1329.50 to 101 South Church Street. Leslie Kellam seconded. The motion passed unanimously.

There was a discussion about getting the word out about the Façade Improvement Grant for next year.

B. Certified Local Government Program

Staff McCarter stated that Art O'Donnell, Maxx Oliver, and she attended historic training for the Certified Local Government (CLG) program. She stated that the North Carolina government passed a bill to allow for offshore oil drilling and as a part of that bill money must be set aside for historic preservation. Staff McCarter stated that it is a not a lot of money but that private property owners cannot apply and only towns that are members of the certified local government program can apply for the grants. She stated that the application to become a Certified Local Government was not difficult and that most of the information was already available.

Chair Settle asked if they gave examples of projects that the CLG grants have funded. Staff McCarter described some examples given in the CLG presentation.

Helena Moore asked if the Certified Local Government grant was an annual program. Staff McCarter stated that it was.

There was a discussion of hosting historic preservation training in Waxhaw because historic preservation training was part of the CLG application.

Helena Moore asked if there were any training sessions on the schedule. Staff McCarter stated that none were scheduled now but that she can let her know prior to the next training event.

Terry Michaelson motioned to proceed with applying to become a Certified Local Government. Helena Moore seconded. The motion passed unanimously.

There was a discussion about applying for project money through the CLG program.

C. Recap of Training in Greensboro

Staff McCarter stated that the CLG status was the most important thing learned at the training session. She stated that she got to have lunch with David Haggard of Double Hung Windows and that he is a window expert. She stated that he buys new glass from Germany that is made to look like the period glass that you are trying to mimic. Staff McCarter talked about the energy efficacy of windows and that all windows were inherently inefficient and that old versus new windows do not make a substantial difference and it is best to use interior glazing to increase the efficiency of the windows. She stated that new replacement windows have a lifespan of about 20 years or so.

Terry Settle talked about her experience with Amazing Grace and their windows. She stated that old growth wood used in the historic windows is more efficient than new wood.

Staff McCarter stated that at the CLG training that there was a session with case studies and that the most interesting one involved a case where a homeowner wanted to turn a post war home into a craftsman style home and there was a discussion of whether that was appropriate even if it was in an area with other craftsman style homes.

7. Public Comment

Staff McCarter stated that Chair Settle talked to Haskell Eargle and that he said he would be willing to do an oral history interview.

8. Adjournment

Terry Michaelson motioned to adjourn the meeting at 7:33 p.m. Leslie Kellam seconded. The motion passed unanimously.

The meeting was adjourned at 7:33 p.m.

Respectfully Submitted,

Chair, Terry Settle

Recording Secretary, Maxx Oliver

Draft

**Downtown Waxhaw Façade Improvement Program
Boundary Revisions**

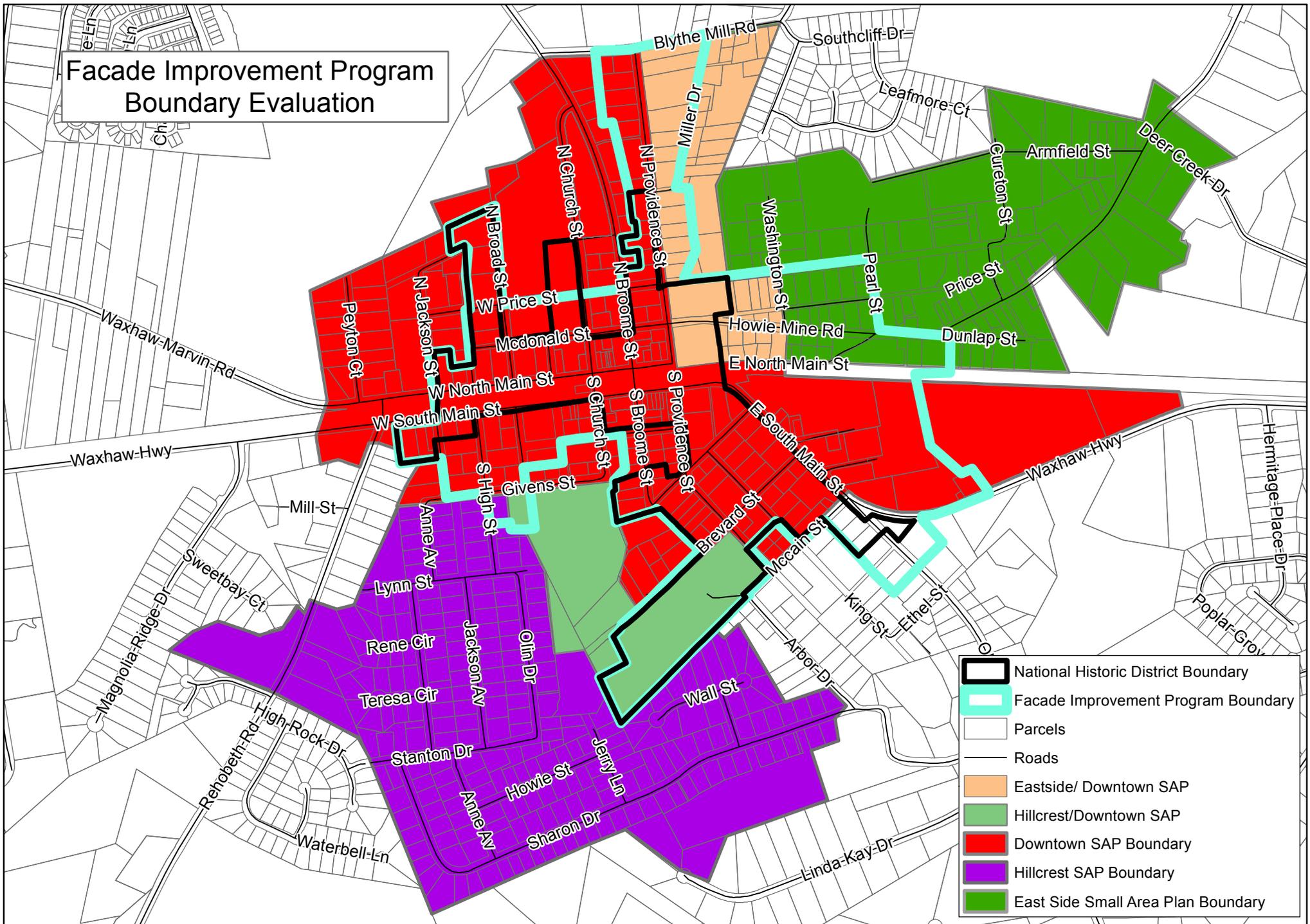
PLANNING STAFF ANALYSIS

At the last meeting in April, the WHPC discussed expanding the façade grant boundaries. The current grant boundary could possibly be extended into the *Downtown Waxhaw Vision Plan* boundary as well as the Hillcrest neighborhood and the Eastside neighborhood boundaries. The *Downtown Neighborhoods Small Area Plan* recommended expanding the boundaries into the Hillcrest and Eastside neighborhoods.

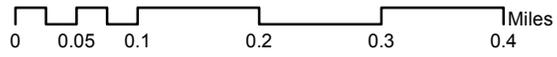
The attached maps show the current grant boundary, and the small area plan boundaries for downtown, Hillcrest and Eastside for discussion purposes.

Submitted by: Lisa McCarter

Facade Improvement Program Boundary Evaluation



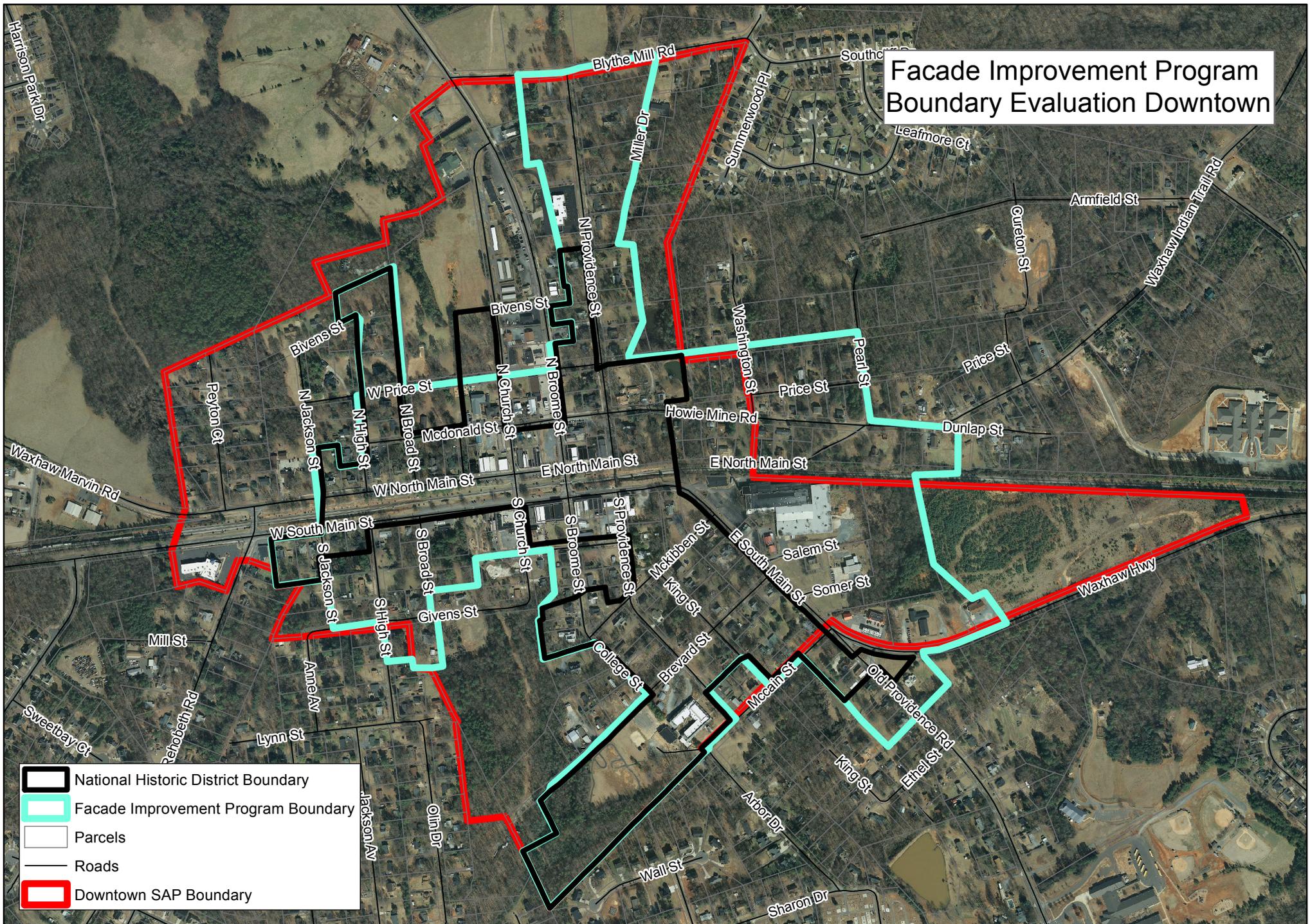
- National Historic District Boundary
- Facade Improvement Program Boundary
- Parcels
- Roads
- Eastside/ Downtown SAP
- Hillcrest/Downtown SAP
- Downtown SAP Boundary
- Hillcrest SAP Boundary
- East Side Small Area Plan Boundary



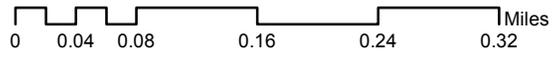
Data Source & Disclaimer
 Data provided by Union County GIS and Town of Waxhaw GIS. The Town of Waxhaw does not guarantee the accuracy of the information displayed. Map created September 2013.



Facade Improvement Program Boundary Evaluation Downtown



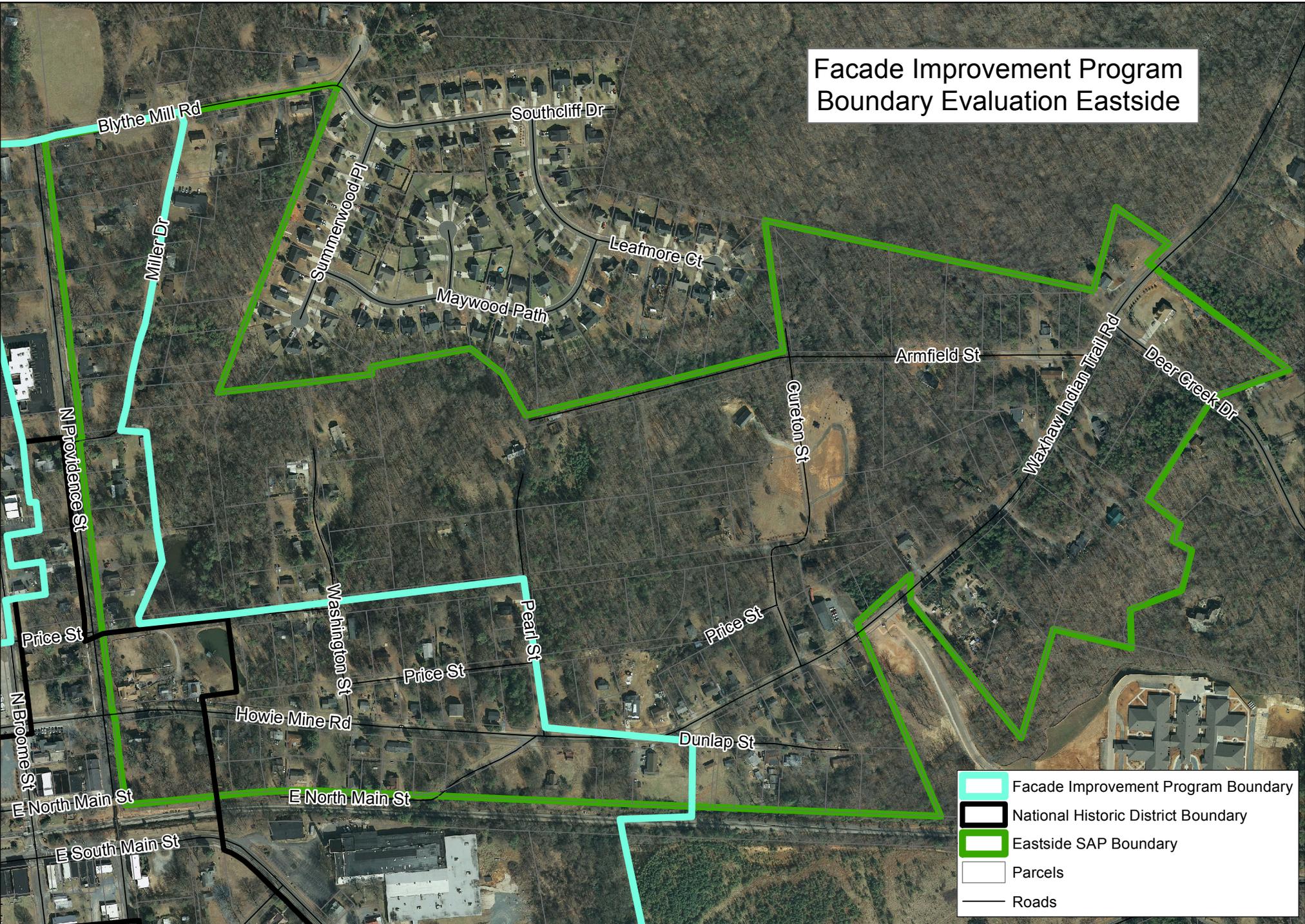
-  National Historic District Boundary
-  Facade Improvement Program Boundary
-  Parcels
-  Roads
-  Downtown SAP Boundary



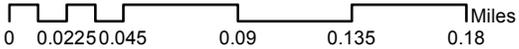
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Facade Improvement Program Boundary Evaluation Eastside



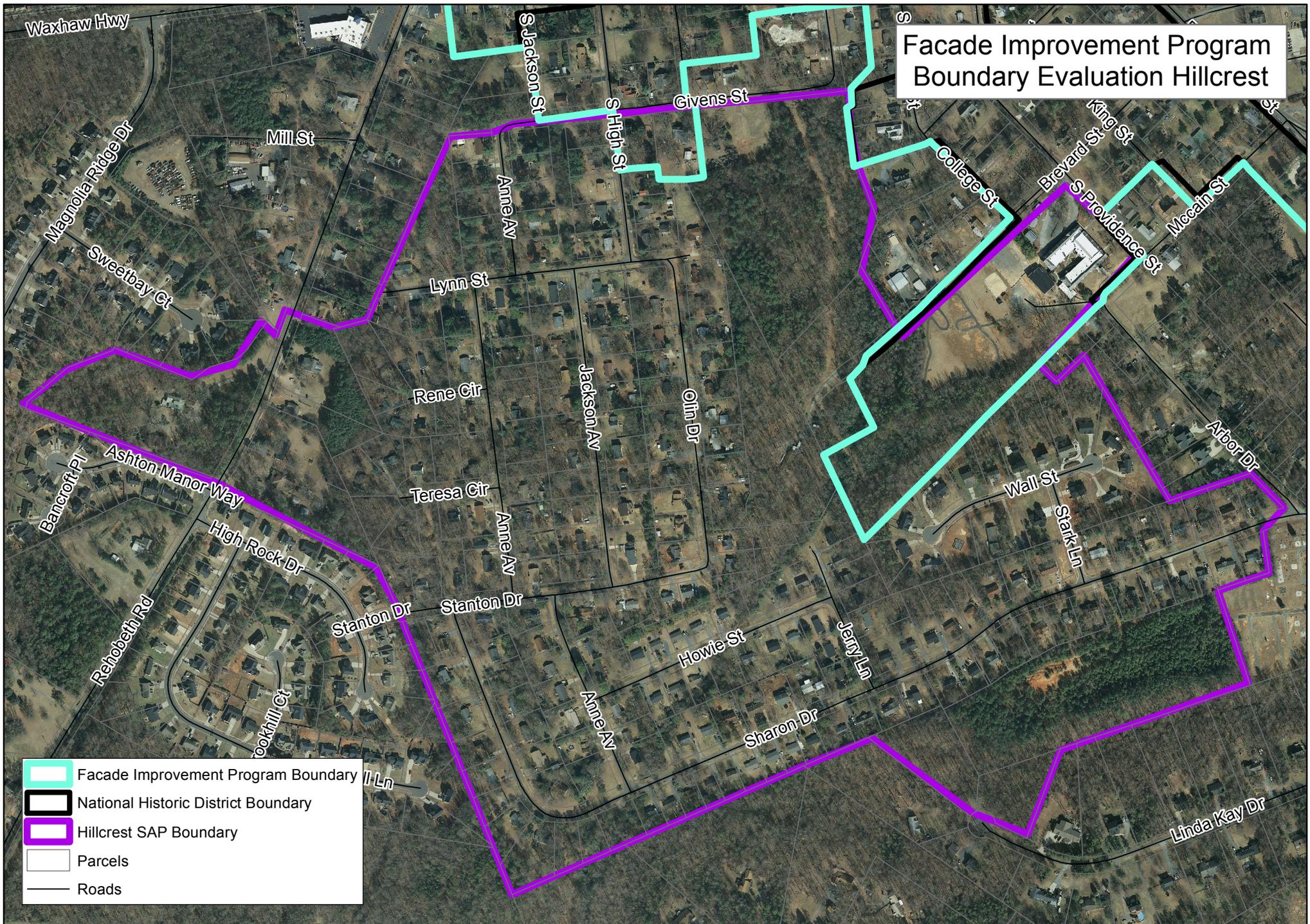
- Facade Improvement Program Boundary
- National Historic District Boundary
- Eastside SAP Boundary
- Parcels
- Roads



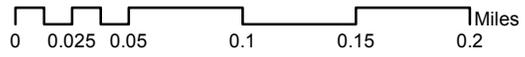
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Facade Improvement Program Boundary Evaluation Hillcrest



-  Facade Improvement Program Boundary
-  National Historic District Boundary
-  Hillcrest SAP Boundary
-  Parcels
-  Roads



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